



2 Largs Close, Rise Park, NG5 5DG
£1,200 Per Calendar Month

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Marriotts



2 Largs Close, Rise Park, Nottingham, NG5 5DG

- Detached house
- Gas central heating
- Double glazing
- Three bedrooms
- Private rear garden
- Great location

A spacious and well presented three bedroom detached property with double glazing, central heating, and private rear gardens. Good sized rooms with neutral decor throughout. **AVAILABLE NOW!!**



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Entrance Hallway

With neutral decor, radiator and UPVC double glazed door.

Lounge/Diner

Having double glazed window to the front elevation, two radiators, feature stone fireplace and patio doors leading to the garden.

Dining Area

With radiator, window to the side elevation and archway to kitchen.

Kitchen

Fully fitted kitchen including electric double oven and hob. Door to the rear patio area and window overlooking the garden. Space for a fridge, freezer, washing machine and dishwasher.

Bedroom 1

With a range of cream fitted wardrobes and drawers, radiator and double glazed window to the front elevation.

Bedroom 2

Also having a range of fitted wardrobes and drawers, radiator and double glazed window to the rear elevation. *Carpet to be replaced.

Bedroom 3

To the front of the property with radiator and double glazed window.

Bathroom

Fully tiled with champagne suite incorporating an electric shower over the bath. *Flooring to be replaced.

Outside

Driveway and garden to the front, to the rear there is a private garden with patio lawned area and brick built storage room. .

Material Information

DEPOSIT - £1380.00.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Ovo.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band C - Nottingham City Council.

B R O A D B A N D A V A I L A B I L I T Y -
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

M O B I L E S I G N A L / C O V E R A G E -
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.





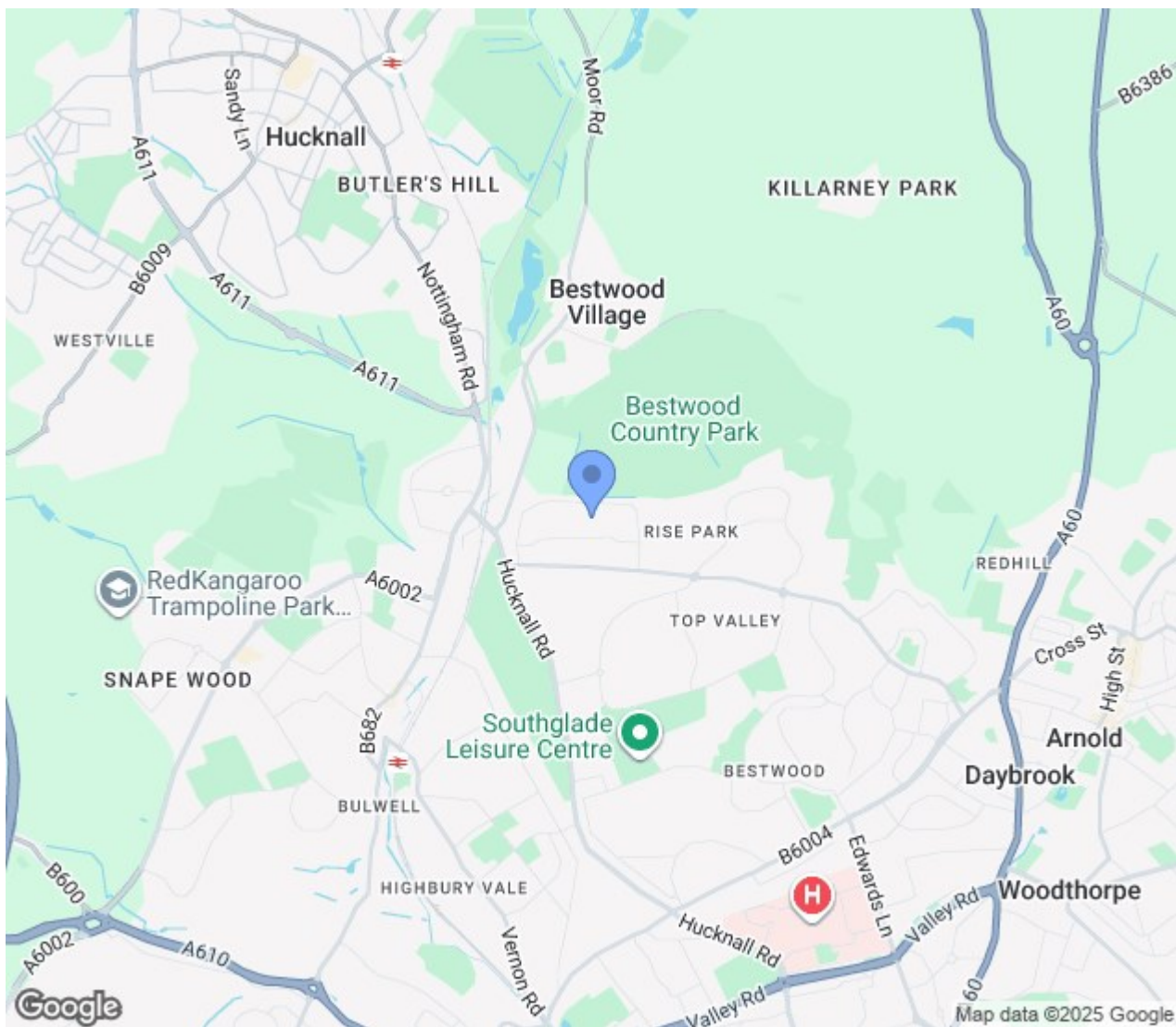



ELECTRIC CAR CHARGER POINT - not available.
ACCESS AND SAFETY INFORMATION - Level gardens
to the front and rear.

References and credit checks are required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Please contact us on
0115 953 6644 or
lettings@marriotts.net
 should you wish to arrange
 to view this property
 or if you require any
 further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
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